

Document 4800

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR
DISPOSITION PARCEL NOS. SE-74, SE-75, SE-76, SE-77, SE-113
IN THE SOUTH END URBAN RENEWAL AREA

WHEREAS, the governing body of the Authority at a regular meeting on November 14, 1974, adopted a Resolution, entitled "Resolutions of the Boston Redevelopment Authority Relative to Establishment of Fair Reuse Value for Disposition Parcels", and

WHEREAS, the parcels were appraised by at least two independent fee appraisers, were reviewed by staff appraisers and the value recommended by the Land Disposition Officer:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:
THAT, the Fair Reuse Value for disposition parcels listed below is hereby established:

<u>Parcel Nos.</u>	<u>Reuse</u>	<u>Address</u>	<u>Minimum Disposition Price</u>
SE-74, SE-75, SE-76, SE-77, SE-113	Res./Comm.	4-18 Clarendon St. 72 Warren Av.	\$504,000

COMMENTS

Certificate No. 63

PROJECT **SOUTH END**

DISPOSITION PARCEL NOS. SE-74, SE-75, SE-76, SE-77 and SE-113

ADDRESS 4-8 Clarendon St., 72 Warren Avenue

<u>Parcel No.</u>	<u>First Appraisal</u>	<u>Appraiser</u>	<u>Second Appraisal</u>	<u>Appraiser</u>	<u>Rec. Min. Disp. Price</u>
SE-74,SE-75 SE-76,SE-77,SE-113	\$791,000	F.Rogers	\$504,000	R.Partridge	\$504,000

These parcels consist of five properties to be rehabilitated into 24 dwelling units and 4 offices.

They are located at 4-18 Clarendon Street and 72 Warren Avenue. The dwelling units will consist of one and two-bedroom units and three and four bedroom duplexes.

Of the 14 dwelling units, 10 will be sold at below market prices, which have been established with the approval of the Authority, and the developer is committed to adhere to.

Both appraisers generally followed the same approach to value. They accepted the Authority's cost to rehab, added additional costs known as "soft costs" and estimated the prices at which the condominiums would sell on the open market.

Mr. Partridge accepted the Authority's hard costs, and after consulting the development department's representative, accepted the costs of the developer and estimated additional cost of contingencies, overhead, and profit.

He then estimated the prices at which the market price condominium would sell based on prices paid for similar condos in the South End. He also obtained prices paid for office condos, although this represents a narrower market.

He estimated that the residential condos would sell for an average price of \$191.42 a square foot, ranging from \$175 to \$200 a square foot, depending upon size and location in the buildings. He estimated the price of the office condos at \$125 a square foot, the price provided by the developer, despite the fact that the appraiser considers it conservative.

COMMENTS

Certificate No. 63

To support his conclusion, he has submitted a list of 24 condos in the general vicinity of the subject with none in a better location. They indicate a price of \$149 to \$258 a square foot.

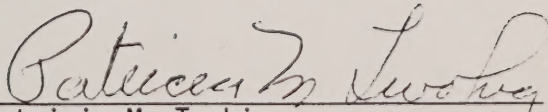
In addition, two re-sales made subsequent to June and July, 1985 showed an increase in price of 44% and 47%.

We agree with Mr. Partridge's value. He has given consideration to the developer's costs, and added 8% for overhead in sales of market units and 20% profit in sale of market units.

His sales prices are conservative in relation to the market considering the prime location of these parcels.

Mr. Rogers' estimate of the prices that the condos will sell for after rehabilitation is higher than Mr. Partridge's. While Mr. Rogers' prices can be justified in the market, in view of the fact that there is the opinion that prices may have stabilized and that future increases will be less than in the past, this review appraiser has accepted Mr. Partridge's figures. In addition, as stated above, Mr. Partridge accepted the developer's soft costs after consultation with the Authority's review of soft costs.

We agree with Mr. Partridge's prices of the condos after rehabilitation and his estimates of cost after consultation with Authority staff. A price of \$504,000 is recommended as the disposition price.


Patricia M. Twohig
Land Disposition Officer

MEMORANDUM

September 9, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PATRICIA M. TWOHIG, LAND DISPOSITION OFFICER

SUBJECT: SOUTH END PROJECT
Establishment of Fair Reuse Value for
Disposition Parcel Nos. SE-74, SE-75, SE-76,
SE-77 and SE-113
Certificate No. 63

It is requested that you approve and certify the fair reuse value for the disposition parcels listed on the attached certificate.

The parcels have been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by the Land Disposition Officer.

The Land Disposition Officer is of the opinion that the price for these parcels is a reasonable estimate of their fair reuse value.

PARCELS SE-75, SE-75,
SE-76, SE-77, SE-113

AREA 12,433 S.F.

WIDTH

DEPTH

SITE 4 - 18 Clarendon St.
72 Warren Av.

ACCESS Clarendon St.

PARKING

USE Residential/
Commercial

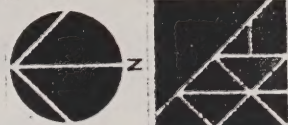
ZONING H-3

EASEMENT

NOTES:
PARCEL BOUNDARIES AND AREAS BASED ON
CITY ASSESSOR'S MAPS ARE APPROXIMATE,
PENDING FINAL SURVEYS

FOR DEFINITIONS, STANDARDS & CONTROLS
SEE:
SOUTH END URBAN RENEWAL PLAN.
PROJECT NO. MASS. R-56
AS APPROVED BY THE
BOSTON REDEVELOPMENT AUTHORITY
SEPT. 23, 1965





DISPOSITION
PARCELS

SOUTH END
URBAN RENEWAL AREA
MASSACHUSETTS R-56
BOSTON REDEVELOPMENT AUTHORITY

